

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$34,745,125**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	87.38 %	93.90 %	19	96.48 %	2	4	
% of Funds Disbursed	74.55 %	86.15 %	19	89.00 %	2	4	
Leveraging Ratio for Rental Activities	9.3	3.22	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.26 %	87.41 %	16	83.25 %	36	31	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.40 %	69.56 %	17	70.99 %	13	13	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.35 %	87.64 %	3	81.75 %	94	92	
% of 0-30% AMI Renters to All Renters***	85.12 %	52.88 %	2	45.84 %	98	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.65 %	1	96.12 %	100	100	
Overall Ranking:			In State: 6 / 20		Nationally: 68 70		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,591	\$26,943		\$27,889	121 Units	11.20 %	
Homebuyer Unit	\$13,127	\$17,368		\$15,632	905 Units	83.50 %	
Homeowner-Rehab Unit	\$11,493	\$22,772		\$21,037	58 Units	5.40 %	
TBRA Unit	\$0	\$5,496		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$103,905	\$84,958	\$55,979
State:*	\$79,291	\$74,352	\$19,550
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	18.2	61.5	91.4	0.0
Black/African American:	80.2	32.0	6.9	0.0
Asian:	0.0	0.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	1.7	3.9	1.7	0.0
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HOUSEHOLD SIZE:

1 Person:	43.8	26.6	17.2	0.0
2 Persons:	26.4	21.4	22.4	0.0
3 Persons:	22.3	26.0	29.3	0.0
4 Persons:	2.5	15.7	20.7	0.0
5 Persons:	4.1	6.7	6.9	0.0
6 Persons:	0.8	2.8	1.7	0.0
7 Persons:	0.0	0.4	1.7	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.5	31.4	20.7	0.0
Elderly:	25.6	2.0	3.4	0.0
Related/Single Parent:	49.6	30.2	15.5	0.0
Related/Two Parent:	3.3	30.4	50.0	0.0
Other:	0.0	5.7	1.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	66.9	0.1 [#]
HOME TBRA:	0.8	
Other:	17.4	
No Assistance:	14.9	

of Section 504 Compliant Units / Completed Units Since 2001 154

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

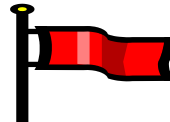
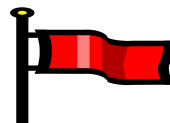
State: MI

Group Rank: 68
 (Percentile)

State Rank: 6 / 20 PJs

Overall Rank: 70
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	87.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	48.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	3.28	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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